

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-004063-18

**SHERIFF'S SALE
NO. 13872**

Between
REPUBLIC FIRST BANK d/b/a Republic Bank

PLAINTIFF

vs.

A3 INVESTMENT, LLC; QUEENS SQUARE CONDOMINIUM ASSOCIATION; TANIA MOORE; THE STATE OF NEW JERSEY; and MCALIV, LLC

DEFENDANTS

Writ of Execution for sale of mortgaged premises.

By virtue of the above stated Writ of Execution to me directed and delivered I will expose for sale at public vendue on

TUESDAY THE 31st DAY OF MARCH, 2020

between the hours of two and five o'clock in the afternoon of said day, that is to say at 2:00 P.M. prevailing time at the Freeholders Meeting Room, Administration Building, 20 Grove Street, Somerville, New Jersey to wit:

All that tract or parcel of land, situate, lying and being in the Township of Franklin, County of Somerset and State of New Jersey:

Being Unit 420, Building No. 4 situate in Queen's Square Condominium, a Condominium, in the Township of Franklin, Somerset County, New Jersey together with a .010342% undivided percentage interest in the common elements of said condominium (referred to in this deed as the "Condominium Unit"), the conveyance evidenced by this Deed is made under the provisions of and is subject to the New Jersey Condominium Act (N.J.S.A. 46:8b-1 et seq.) and the Planned Real Estate Development Act (N.J.S.A. 45:22a-21 et seq.) as amended, and any applicable regulation adopted under either law, the conveyance evidenced by this Deed is also made in accordance with the terms, limitations, conditions, covenants, restrictions, easements, agreements and other provisions set forth in that certain Master Deed for Queen's Square Condominium, a Condominium, dated June 15, 1983 and recorded on June 20, 1983 in the Office of the Clerk/Register of Somerset County in Book 1481, page 258, and as amended in Book 1506, page 73, Book 1572, page 179, Book 5265, page 1370, Book 5265, page 1396, Deed Book 6213, page 3170, Deed Book 6441, page 1587 and Book 6615, page 1770 as the same may now or hereafter be lawfully amended.

Known as Tax Lot No. 52.05, Qualifier C0420 in Block No. 34.05, on the Official Tax Map of the Township of Franklin, County of Somerset, State of New Jersey. Nearest Cross Street: NJ-27. Premises has a mailing address of 20-420 Delar Parkway, Franklin Park, NJ 08823.

**PREMISES COMMONLY KNOWN AS:
20-420 DELAR PARKWAY
FRANKLIN, NEW JERSEY**

Subject to Queens Square Condominium Association, Inc., (6 months condo fees) in the amount of \$1,662.00. Together with all singular rights, liberties, privileges, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and remainders, rents, issues and profits thereto.

Surplus Money: If after the sale and satisfaction of the mortgage debt, including costs and expenses, there remains any surplus money, the money will be deposited into the Superior Court Trust Fund and any person claiming the surplus, or any part thereof, may file a motion pursuant to Court Rules 4:64-3 and 4:57-2 stating the nature and extent of that person's claim and asking for an order directing payment of the surplus money. The Sheriff or other person conducting the sale will have information regarding the surplus, if any.

Amount of Judgment to be satisfied \$696,770.47 plus interest, cost, printers' fees, Sheriff's fees and commission.

The purchaser shall pay 20% of purchase price at end of sale in certified funds, certified check, cashier's check or treasurer's check and sign acknowledgment of purchase. The Sheriff reserves the right to adjourn this sale for any length of time without further advertisement as provided for by law.

**DARRIN J. RUSSO
SHERIFF**

DATED: January 22, 2020
Starfield & Smith, PC
1300 Virginia Drive, Suite 325
Fort Washington, Pennsylvania 19034